

## MINUTES

### MOBILE MANUFACTURED HOME ADVISORY COUNCIL

APRIL 15, 2015

The Mobile Manufactured Home Advisory Council convened at 10:07 at the State Office Building, in Room 117, 165 Capitol Avenue, Hartford, CT 06106.

Members Present:	Bennett Pudlin Joseph B. Castonguay Jennifer Ponte (via telephone) Myriam Clarkson  Keith Jensen Mark Berkowitz Arthur Mazeau  Al Hricz Leonard Campbell	Attorney at Law, Acting Chairperson CT Real Estate Commission Member Department of Economic and Community Development Representative Mobile Manufactured Home Industry Representative Mobile Home Park Owner, Co-Chairperson Mobile Home Park Owner Mobile Home Park Tenant or Representative of Such Tenant Senior Citizen Town Planner
Members Absent:	Nancy E. Dickal  George Cote Rose Holbrook  Marcia L. Stemm	Mobile Home Park Tenant or Representative of Such Tenant Banking Industry Representative Ct. Housing Finance Authority Representative Mobile Home Park Owner
Member Vacancy:	Mobile Home Park Tenant or Representative of Such Tenant	
DCP Council Staff Present:	Commissioner Jonathan Harris Karen Layman, Secretary	
Others Present:	Vicky Bullock Richard Maloney William Zenga Nancy Palmisano  Raphael Podolsky, Esq.  Tania Abbatello	Staff Attorney Director, Trade Practices Special Investigator Connecticut Manufactured Housing Association Legal Assistance Resource Center of Connecticut

Note: The administrative functions of the Boards, Commissions and Councils are carried out by the Department of Consumer Protection, Occupational and Professional Licensing

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### **MINUTES OF PREVIOUS MEETINGS:**

The Council voted unanimously to approve the minutes of the January 21, 2015 Mobile Manufactured Home Advisory Council meeting as written.

### **COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

Tania Abbatello briefly expressed her concern regarding the inability to obtain a copy of certificate of insurance when work is being performed that may possibly effect the homeowner.

### **APPEARANCE BY COMMISSIONER HARRIS:**

Commissioner Harris attended to introduce himself and inform the Council that his door is always open to any members who would like to speak with him. Bennett Pudlin informed the Commissioner about the possibility of an upcoming visit to a mobile manufactured home park in conjunction with a council meeting. The Council will keep the Commissioner apprised of the date for this visit as plans progress.

**Director Richard Maloney and Inspector William Zenga appeared, as requested. The Council agreed to take this agenda item out of order so that they may address complaint reports and site inspections at this time:**

### **DCP TRADE PRACTICES DIVISION COMPLAINT REPORT:**

The Council did not receive a complaint report containing open, closed, and dismissed cases from the Trade Practices Division, as requested. Mr. Maloney stated that he will develop a detailed complaint report, which will reflect how many complaints have been filed and what the resolution was for each complaint, at the next council meeting.

### **DCP TRADE PRACTICES DIVISION SITE INSPECTION REPORT:**

Mr. Maloney and Mr. Zenga provided the Council with an overview of the 60 inspections completed on 2014.

Mr. Zenga reviewed the Department's process subsequent to the initial inspections when an infraction has been found, in which a letter is sent to the parks with a copy of the report and a request to respond to the Department to report on the effort being made to correct the issues. If the park remains noncompliant, the Department will follow up and charge them with the violation, if needed.

Out of the 60 inspections completed in 2014, 15 had significant violations. Chairperson Bennett Pudlin requested that he be provided with a document providing an overview of the 15 inspections that had violations that are considered serious. Director Richard Maloney stated that he would send this document via e-mail to Mr. Pudlin, and he will then distribute to Council members.

## **REPORT FROM SUB-COMMITTEES:**

- **LEGISLATIVE COMMITTEE**

No new discussion took place.

- **FINANCE COMMITTEE**

### **CHFA Park Purchase Program**

CHFA recently held an internal meeting at which the Council's comments, questions, and suggestions regarding the Mobile Home Manufactured Home Parks Pilot Program were reviewed and discussed. Rose Holbrook was unable to attend today to report on this meeting; however, she drafted an e-mail outlining feedback from this meeting and the Council reviewed this feedback.

Bennett Pudlin recommends a conference call to try to resolve issues, and stressed the importance of ensuring that this program is aligned with current Connecticut Statutes. A follow up meeting will be scheduled.

- **EDUCATION COMMITTEE**

No new discussion took place.

## **OLD BUSINESS**

### **1. Proposal of new mobile manufactured home park regulations**

No new discussion took place

### **2. Legislation for long-term leases in Connecticut**

Chairperson Bennett Pudlin reviewed the document entitled "Outline of Elements of Long-Term Leases", which is an outline of elements that need to be addressed in legislation for a statutory change. It was noted that these elements are just concepts at this time and that, as much as a lot of work has already been done, there is still much more to work out.

One major area that still requires additional research is how to determine rent increases. Discussion ensued regarding what indices, such as the CPI (Consumer Price Index), would be appropriate to use to predict rent increases. Using such an index, or a blend of several indices, would be necessary to predict rent increases for this purpose. Attorney Pudlin requested that Jennifer Ponte and Ben Castonguay conduct research into other

indices, other than the CPI housing index, that would appropriate to utilize for determining rent for mobile home leases, as there is not a specific mobile home index.

The Council voted unanimously to proceed with the development of a recommendation for legislation authorizing long-term leases. A follow-up meeting on this topic will take place on Friday, May 8, 2015 at 9:00.

**3. Revisions to the *Rights and Responsibilities of Mobile Manufactured Home Communities in Connecticut Booklet.***

No new discussion took place

**NEW BUSINESS**

**1. Connecticut General Statutes, Section 21a-8 Department's Duties Re: Complaints; for the Board's information.**

Board so noted

2. A discussion took place regarding scheduling a combined mobile manufactured home park walk-through and business meeting in lieu of the scheduled meeting of July 15, 2015. The Council would check with the availability of Commissioner Harris as, ideally, he would be in attendance. Once a date is determined, an invitation will be extended to the Commissioners of the Department of Housing and CHFA as well.

**CORRESPONDENCE:**

None

**DCP TRADE PRACTICES DIVISION:**

(Director Richard Maloney and William Zenga appeared; See Page 1)

**COMMENTS OR CONCERNS OF ANY PERSON PRESENT TODAY:**

Tania Abbatello briefly comments on the recent interest in "tiny homes".

There being no further business, the Council adjourned at 11:45.

Respectfully submitted,

Karen Layman  
Advisory Council Secretary

**2015 Meeting Schedule:**

July 15, 2015  
October 21, 2015